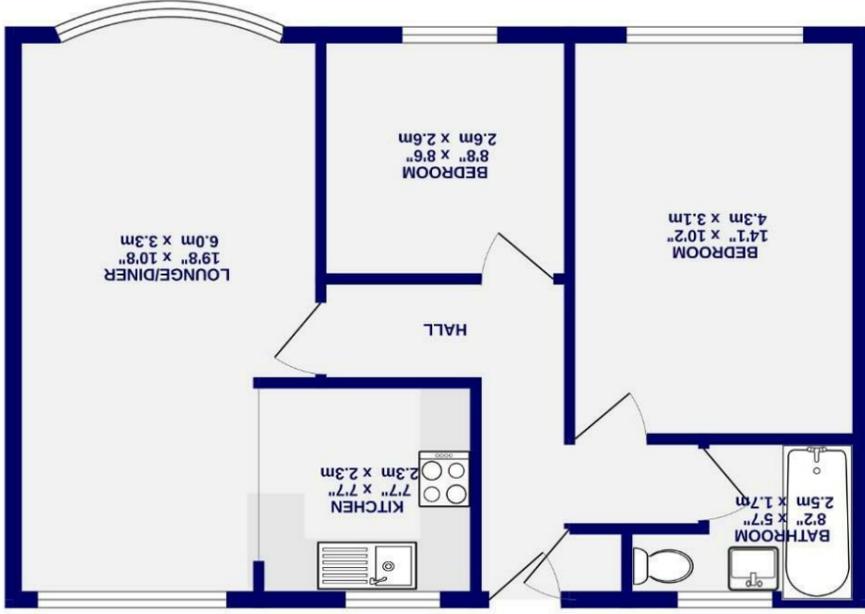


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.

TOTAL FLOOR AREA: 586 sq. ft. (54.4 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the measurements of rooms and any other areas in this information, it is intended as an approximate guide only and should not be relied upon as a guarantee or warranty. The purchaser should satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.



1ST FLOOR  
 586 sq.ft. (54.4 sq.m.) approx.

- Offered With No Onward Chain
- Central Location
- Off-Street Parking Via Garage
- Two Double Bedrooms
- Large Reception Room Come Diner
- Modern Kitchen & Bathroom
- Desirable Development
- EPC - E

Leasehold  
 Council Tax Band - D

# Buckingham Court , York YO1 6EQ



# Buckingham Court , York

YO1 6EQ

£250,000



Situated just off Skeldergate, this beautifully presented two-bedroom apartment enjoys an enviable central York location. A short stroll leads you to Micklegate, with excellent access to York Train Station and the city's main bus routes, making this an ideal home for professionals, downsizers, or investors alike.

The property itself is simply stunning. The generous living and dining space is a real highlight, thoughtfully designed with striking contrast panelled walls and bathed in natural light, creating a bright and inviting environment perfect for both relaxing and entertaining.

The modern kitchen is fully fitted and finished to a high standard, featuring stylish shaker-style doors complemented by a contrasting black sink and cooker, offering a sleek yet timeless aesthetic.

The second bedroom is currently arranged as a home office but comfortably accommodates a double bed, with ample space remaining for storage. The principal bedroom is a wonderfully light and spacious room, enhanced by a large built-in storage unit, providing both practicality and elegance.

The contemporary bathroom continues the home's refined feel, fitted with an over-bath shower and beautifully paneled cupboards.

A particularly rare benefit for such a central location, the property also offers parking and a full-size garage within the building. The garage is large enough to accommodate a vehicle and is fitted with a fob-controlled electric door, providing both convenience and security.

Offered with no onward chain, this exceptional apartment is ready for its next owner. Viewing is highly recommended to fully appreciate the quality, space, and outstanding central location on offer.

Leasehold  
Length of lease- 957 years remaining  
Ground rent - £10 per annum  
Ground rent review period- Fixed  
Service Charge- £2,654 per annum

Council Tax Band- D

